

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** August 2, 2016

**Applicant:** Yvette Solares, Renewal by Andersen for Harold Morgan, owner

**Property:** 8815 Dover Street, Lot 4, Block 55, Glenbrook Valley Section 9 Subdivision. The property includes a historic 2,404 square foot, one-story wood frame single-family residence and attached garage situated on a 7,150 square foot (65' x 110') interior lot.

**Significance:** Contributing traditional ranch residence, constructed circa 1960, located in the Glenbrook Valley Historic District.

**Proposal:** Alteration – Windows.

- Remove all original aluminum 2/2 windows and replace with 1/1 composite windows.
- Multiple windows are difficult to operate due to differential settlement causing wracking. Staff performed a site visit and found that due to differential settlement the windows on the sides and rear of the house are inoperable.

See enclosed application materials and detailed project description on p. 5-10 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** Glenbrook Valley Civic Association is not in support of the project. See Attachment A.

**Recommendation:** **Partial Approval: Approval to replace B,C,D,E,F,G,H,I. Work with staff to find appropriate replacement windows.**

**Denial to replace "A" and "J".**

**HAHC Action:** -

## APPROVAL CRITERIA

## ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- |                                     |                                     |                                     |  |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;<br><i>The proposed windows seek to create a later appearance by introducing a new window lite pattern.</i>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><i>The proposed windows seek to introduce a new 1-over-1 lite pattern instead of the wide, 2-over-2 horizontal panes that are a distinguishing characteristic of mid-century ranches.</i>                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;<br><i>Removal of the original aluminum windows does not maintain the distinctive stylistic exterior features and lite pattern that characterize the building.</i> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;<br><i>The proposed new windows are not visually compatible in design or scale.</i>                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.   |



PROPERTY LOCATION

GLENBROOK VALLEY HISTORIC DISTRICT

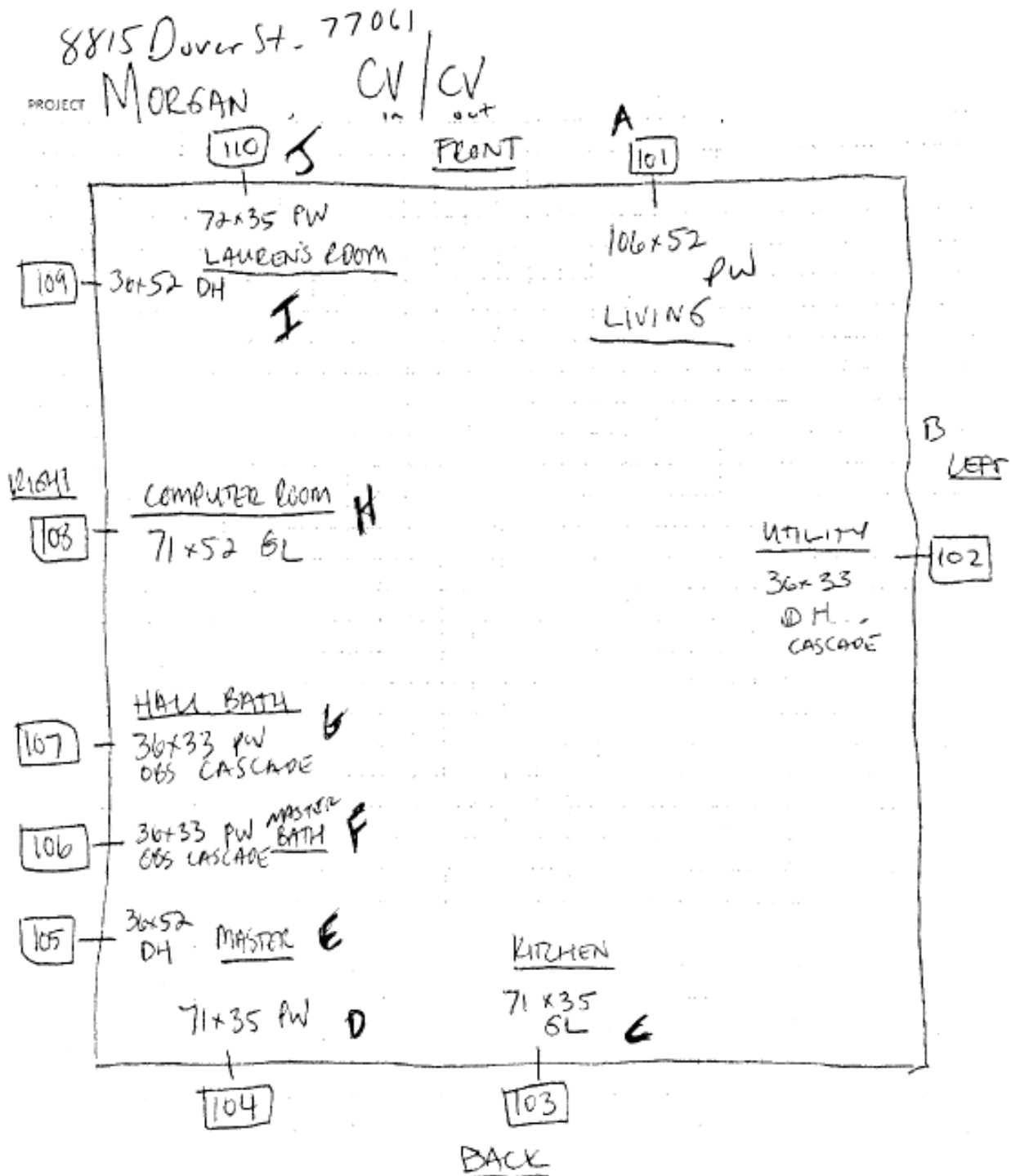




INVENTORY PHOTO

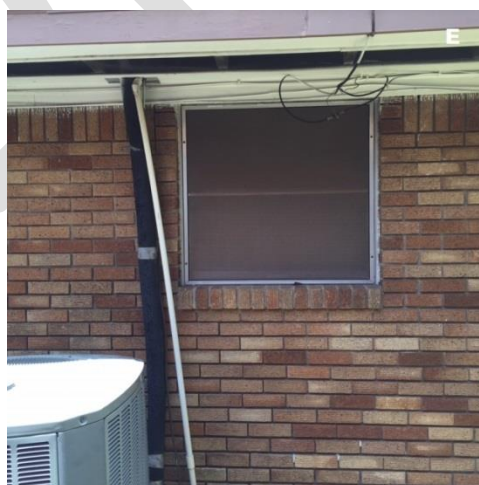
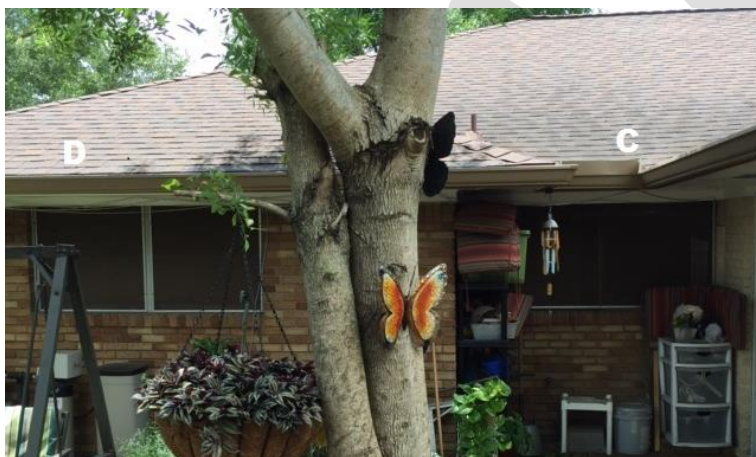
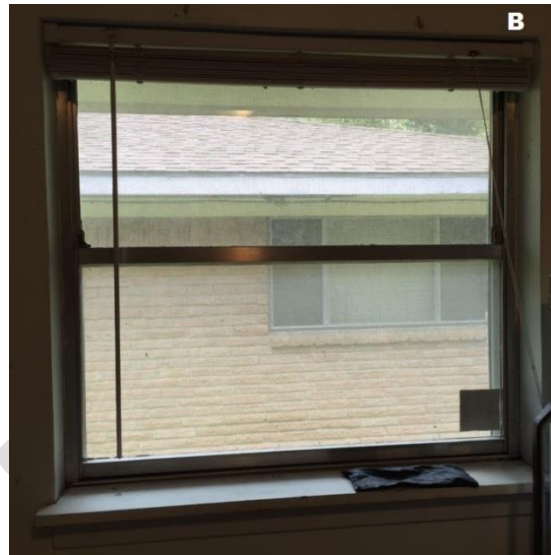


## SITE PLAN



WINDOW CONDITIONS

EXISTING





WINDOW CONDITIONS

EXISTING



*Window C Interior: Differential settlement has caused separation of the window from the structure. This window is no longer operable.*



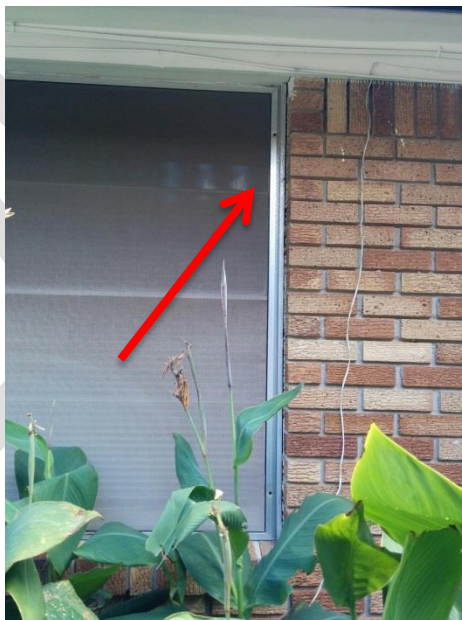
*Window C Exterior: Differential settlement has caused separation of the window from the structure. This is evidenced by the gap as well as the displaced brick.*



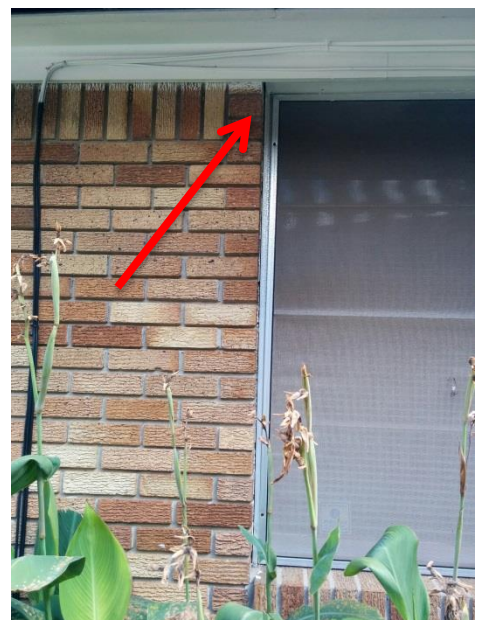
*Window F Exterior: Differential Settlement has caused the separation of the window frame from the building.*



*Window I Exterior: Evidence of foundation failure that has led to the window wracking out of square and being rendered inoperable.*



*Window H Exterior: Differential settlement has caused the window to separate from the structure.*



*Window H Exterior: Differential settlement has caused the window to separate from the structure.*

## WINDOW / DOOR SCHEDULE

ID#:	ROOM:	SIZE:	DETAILS:
101	Living	106 W 52 H	<b>Window:</b> Picture, Flat Sill Insert, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
102	Utility	36 W 33 H	<b>Window:</b> Double-Hung, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, Cascade, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
103	Kitchen	71 W 35 H	<b>Window:</b> Gliding - Double, Gliding, 1:1, Active / Passive, Base Frame, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Canvas, <b>Screen:</b> TruScene with Exterior Color Match, Full Screen, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
104	Master	71 W 35 H	<b>Window:</b> Picture, Universal, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
105	Master	36 W 52 H	<b>Window:</b> Double-Hung, Equal, Flat Sill Insert, Contemporary Checkrail, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Canvas, <b>Screen:</b> TruScene with Exterior Color Match, Full Screen, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
106	Master bath	36 W 33 H	<b>Window:</b> Picture, Universal, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, Cascade, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
107	Hall bath	36 W 33 H	<b>Window:</b> Picture, Universal, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, Cascade, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
108	Computer room	71 W 52 H	<b>Window:</b> Gliding - Double, Gliding, 1:1, Active / Passive, Base Frame, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Canvas, <b>Screen:</b> TruScene with Exterior Color Match, Full Screen, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
109	Lauren rm	36 W 52 H	<b>Window:</b> Double-Hung, Equal, Flat Sill Insert, Contemporary Checkrail, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Hardware:</b> Canvas, <b>Screen:</b> TruScene with Exterior Color Match, Full Screen, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
110	Lauren rm	72 W 35 H	<b>Window:</b> Picture, Universal, EXTERIOR Canvas, INTERIOR Canvas, <b>Glass:</b> Sash All: High Performance SmartSun Glass, No Pattern, <b>Grille Style:</b> No Grilles, <b>Misc:</b> Non
WINDOWS: 10			PATIO DOORS: 0
SPECIALTY: 0			MISC: 0



## APPLICANT WRITTEN DESCRIPTION

### Harold Morgan Project

8815 Dover St. Houston, TX 77061

Proposed work to be done: Renewal by Andersen of Houston Window Replacement is replacing ten (10) windows at this address. Current condition of windows to be replaced is "poor". Windows don't lock properly, screens are missing, glass is loose in the frames and there are several small corner cracks and even a couple large cracks in some of glass. The window sashes do not stay up when opened, the balance system no longer works and some can't be opened. Lots of air comes into the home and sometimes even water comes in around the windows, due to loose fitting sashes and weather stripping that has deteriorated.

Window "A": Picture window—Insert frame, Canvas Interior and exterior, no grilles. Size is 111" wide x 52 3/8" high. Frame material is Fibrex wood material.

Window "B": Double hung window—Insert frame, equal sash ratio 1:1 Canvas Interior and exterior, no grilles. Size is 35 7/8" wide x 33 1/16" high. Frame material is Fibrex wood material.

Window "C": Gliding window- Insert frame, 1:1 ratio; Canvas Interior and exterior, no grilles. Size is 71 5/16" wide x 34 9/16" high. Frame material is Fibrex wood material.

Window "D": Picture window- Canvas interior and exterior, no grilles. Size 73 9/16" wide x 33 3/8" high. Frame material is Fibrex wood material.

Window "E": Double hung window- Insert frame, 1:1 ratio; Canvas interior and exterior, no grilles. Size is 36" wide x 52 3/16" high. Frame material is Fibrex wood material.

Window "F": Picture window- Insert frame, Canvas interior and exterior, no grilles. Size is 35 15/16" wide x 33 1/8" high. Frame material is Fibrex wood material.

Window "G": Picture window- Insert frame, Canvas interior and exterior, no grilles. Size is 35 15/16" wide x 33" high. Frame material is Fibrex wood material.

Window "H": Gliding window- Insert frame, 1:1 ratio; Canvas interior and exterior, no grilles. Size is 73 1/4" wide x 52" high. Frame material is Fibrex wood material.

Window "I": Double hung window- Insert frame, 1:1 ratio; Canvas interior and exterior, no grilles. Size is 36 1/16" x 52 1/8" high. Frame material is Fibrex wood material.

Window "J": Picture window— Insert frame, Canvas interior and exterior, no grilles. Size is 73 5/16" wide x 33 5/16" high. Frame material is Fibrex wood material.

## PROJECT DETAILS

**Windows/Doors:** The applicant proposes to replace all 14 original 2/2 aluminum windows with 10 composite double hung 1/1 and horizontal slider windows in the existing openings.

DRAFT

**ATTACHMENT A**

**CIVIC ASSOCIATION COMMENT**

Insert comment, scaled to be legible, fill page but do not exceed 7" wide. Size grey box to redact email addresses.

DRAFT